



BOARD OF ZONING ADJUSTMENTS

Final Agenda

September 8, 2014

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Denise C. Puente

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Alyssa Wenck Rambeau

Bishop J.D. Wiley

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **September 18, 2014**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

- A. **Call to Order and Roll Call, Adoption of Minutes and Reading of Hearing Rules**
- B. **Presentation – Demonstration of City of New Orleans NoticeMe tool**
- C. **BZA Dockets – Unfinished Business**

ITEM 1 – Docket Number: 135-14

Applicant or Agent: Cosimo O. Brocato
Property Location: 824-826 7th Street **Zip:** 70115
Bounding Streets: 7th St., Annunciation St., 8th St., & Laurel St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 92
Proposed Use: Single-Family Residence **Lot Number:** 20
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3 and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit off-street parking in the required front yard area and excessive paving of the required front yard area **(AFTER THE FACT)**.

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Permitted: 0 Spaces Provided: 1 Space Waiver: 1 Space

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Permitted: 150 sq. ft. (40%) Proposed: 332 sq. ft. (89%) Waiver: 182 sq. ft. (49%)



ITEM 2 – Docket Number: 150-14

Applicant or Agent: Benjamin J. Waring, Kathleen Waring, Brian Gille
Property Location: 1205 State Street **Zip:** 70115
Bounding Streets: State St., Perrier St., Eleonore St., & Prytania St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 24
Proposed Use: Single-Family Residence **Lot Number:** 12
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.8 (3) of the Comprehensive Zoning Ordinance.

Request: To permit the construction of a porch within the required front yard on the side street.

Requested Waiver:

Section 15.5.8 (3) – Front Yards (on Side Street)

Required: 10' Proposed: 5'- 4" Waiver: 4'- 8"



ITEM 3 – Docket Number: 159-14

Applicant or Agent: Brian Freese, Michele Freese
Property Location: 6450 Fleur De Lis Drive **Zip:** 70124
Bounding Streets: Fleur De Lis Dr., Tacoma St., Center St., & 33rd St.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 02
Proposed Use: Single-Family Residence **Lot Number:** 3, 4 & 5
Project Planner: Editha Amacker (evamacker@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 9.A, Section 9A.1.8(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with a front-facing garage located within five feet (5') of the facade of the building.

Requested Waiver:

Section 9A.1.8(4) – Special Parking and Driveway Requirements

Required: 5' Provided: 0' Waiver: 5'



ITEM 4 – Docket Number: 160-14

Applicant or Agent: El-Jaouhari LLC, Walter Antin
Property Location: 210 Decatur Street **Zip:** 70130
Bounding Streets: Decatur St., Clinton St., Bienville St., & Iberville St.
Zoning District: VCE-1 Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Mixed-Use Commercial/Residential **Square Number:** 7
Proposed Use: Mixed-Use Commercial/Residential (8 Units) **Lot Number:** 23
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.8.8 (Table 8.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of an existing mixed-use building and the construction of eight (8) dwelling units with insufficient minimum lot area per dwelling unit.

Requested Waiver:

Section 8.8.8 (Table 8.G) – Minimum Lot Area per Dwelling Unit (8 Dwelling Units)

Required: 4,800 sq. ft. Provided: 2,424 sq. ft. Waiver: 2,376 sq. ft.



ITEM 5 – Docket Number: 161-14

WITHDRAWN

Applicant or Agent: Sophie M. Ashley
Property Location: 2521 North Derbigny Street **Zip:** 70117
Bounding Streets: N. Derbigny St., Painters St., N. Roman St., & Arts St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Two-Family Residence **Square Number:** 780
Proposed Use: Two-Family Residence **Lot Number:** 26 & 27
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.6.6 and Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request: This request is to permit excessive paving of the required front yard area and to permit two (2) off-street parking spaces in the required front yard area. **(AFTER THE FACT)**

Requested Waivers:

Section 15.6.6 - Limitation on Pavement of Required Yard Areas

Required: ≤ 40% (335 sq. ft.) Provided: 56% (468 sq. ft.) Waiver: 14% (113 sq. ft.)

Section 15.2.3– Parking in Front Yards

Required: 0 Spaces Provided: 2 Spaces Waiver: 2 Spaces



ITEM 6 – Docket Number: 162-14

Applicant or Agent: 1800 OCH LLC
Property Location: 1800 Oretha Castle Haley Boulevard **Zip:** 70113
Bounding Streets: Oretha Castle Haley Blvd., Felicity St., St. Andrew St., & Baronne St.
Zoning District: C-1 General Commercial District
Historic District: N/A **Planning District:** 2
Existing Use: Child Care Center **Square Number:** 267
Proposed Use: Restaurant **Lot Number:** 9
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion and renovation of an existing child care center to a restaurant with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 21 Spaces Provided: 0 Spaces (6 Grandfathered) Waiver: 15 Spaces



ITEM 7 – Docket Number: 163-14

Applicant or Agent: Hussein Alayyan
Property Location: 700 South Rampart Street **Zip:** 70113
Bounding Streets: S. Rampart St., Girod St., O’Keefe St., & Julia St.
Zoning District: CBD-5 Central Business District
Historic District: N/A **Planning District:** 1a
Existing Use: Parking Lot **Square Number:** 274
Proposed Use: Mixed-Use (Retail/Residential) **Lot Number:** 16, 17, 8, 10, 11, 18, & A
Project Planner: Stephen Kroll (skroll@nola.gov)

Request Citation: This request is for variances from the provisions of Article 6, Section 6.8.7 (Table 6.H), Article 15, Section 15.3.1 (Table 15.G), and Article 15, Section 15.3.4(1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a mixed-use (retail/residential) building with insufficient minimum rear building setback at lowest residential floor, insufficient minimum open space ratio, and insufficient minimum number of off-street loading spaces, and insufficient minimum areas of loading spaces.

Requested Waivers:

Section 6.8.7 (Table 6.H) – Minimum Rear Setback at Lowest Residential Level
 Required: 20' Proposed: 0' Waiver: 20'

Section 6.8.7 (Table 6.H) – Open Space Ratio
 Required: .10 Proposed: .028 Waiver: .072

Section 15.3.1 (Table 15.G) – Off-Street Loading
 Required: 5 Spaces Proposed: 1 Space Waiver: 4 Spaces

Section 15.3.4(1) – Design Standards (Off-Street Loading Space Area)
 Required: 540 sq. ft. Proposed: 485 sq. ft. (on-site space) Waiver: 55 sq. ft.
 Required: 540 sq. ft. Proposed: 420 sq. ft. (off-site space #1) Waiver: 120 sq. ft.
 Required: 540 sq. ft. Proposed: 420 sq. ft. (off-site space #2) Waiver: 120 sq. ft.



ITEM 8– Docket Number: 165-14

Applicant or Agent: Jeffery Treffinger
Property Location: 617 Piety Street **Zip:** 70117
Bounding Streets: Piety St., Royal St., Chartres St., & Desire St.
Zoning District: LI Light Industrial District
Historic District: Bywater Local Historic District **Planning District:** 7
Existing Use: Restaurant **Square Number:** 139
Proposed Use: Restaurant **Lot Number:** M-1 & N-1
Project Planner: Stephen Kroll (skroll@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the expansion of an existing restaurant with insufficient off-street parking. **(AFTER THE FACT)**

Requested Waiver:

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 5 Spaces Provided: 0 Spaces Waiver: 5 Spaces

D. Director of Safety and Permits Decision Appeals – Unfinished Business

ITEM 9 – Docket Number: 052-14

Applicant or Agent: Sadiq H. Kahn, Justin Schmidt
Property Location: 19-21 French Market Place **Zip:** 70116
Bounding Streets: French Market Pl., Governor Nicholls St., Decatur St., & Ursulines St.
Zoning District: VCS-1 Vieux Carré Service District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 13
Proposed Use: T-Shirt Shop **Lot Number:** 2

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-09644-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.6.3 of the Comprehensive Zoning Ordinance.



ITEM 10 – Docket Number: 053-14

Applicant or Agent: Decatur Street Group, LLC, Justin Schmidt
Property Location: 47 French Market Place **Zip:** 70116
Bounding Streets: French Market Pl., Governor Nicholls St., Decatur St., & Ursulines St.
Zoning District: VCS Vieux Carré Service District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 13
Proposed Use: T-Shirt Shop **Lot Number:** 37

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-09641-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.6.3 of the Comprehensive Zoning Ordinance.

E. BZA Dockets – New Business

ITEM 11 – Docket Number: 168-14

Applicant or Agent: Robert M. Steinberg
Property Location: 636 Webster Street **Zip:** 70118
Bounding Streets: Webster St., Constance St., Patton St., & Henry Clay St.
Zoning District: RD-4 Two-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Undetermined **Square Number:** 23
Proposed Use: Undetermined **Lot Number:** 13 & 14
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance

Request: This request is to permit the construction of a parking pad in the required corner lot side yard and a garage with insufficient minimum setback from a corner lot side yard property line.

Requested Waivers:

Section 15.5.12(3) – Accessory Buildings and Structures Corner Lots (Projection)

Required: 10' Proposed: 2'-6" Waiver: 7'-6"

Section 15.2.3 – Parking in Front Yards

Permitted: 0 Proposed: 1 Space Waiver: 1 Space



ITEM 12 – Docket Number: 169-14

Applicant or Agent: Kernan Hand
Property Location: 6010 Vermillion Boulevard **Zip:** 70122
Bounding Streets: Vermillion Blvd., Burbank Dr., Pasteur Blvd., & Robert E. Lee Blvd.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** D
Proposed Use: Two-Family Residence **Lot Number:** 136-D
Project Planner: Editha Amacker (evamacker@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.5.8 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum lot width and front yard stairs of excessive height.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Width (Two-Family Residence)

Required: 50' Provided: 46' Waiver: 4'

Section 15.5.8 – Front Yards (Stair Height)

Required: 5' Provided: 6'-1" Waiver: 1'-1"



ITEM 13 – Docket Number: 170-14

WITHDRAWN

Applicant or Agent: Sandra M. Jacques
Property Location: 2433 Jonquil Street **Zip:** 70122
Bounding Streets: Jonquil St., Clematis Ave., Gladiolus St., & Iris St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 23
Proposed Use: Child Care Center (Small) **Lot Number:** 26
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3, and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of a single-family residence into a small child care center with off-street parking in the required front yard area and excessive paving of the required front yard area.

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Permitted: Not Permitted Proposed: 1 Space Waiver: 1 Space

Section 15.6.6 – Limitation on Pavement of Required Yard Areas (Front Yard)

Required: ≤ 40% (240 sq. ft.) Proposed: 50% (273 sq. ft.) Waiver: 10% (33 sq. ft.)



ITEM 14 – Docket Number: 171-14

Applicant or Agent: Zangara + Partners
Property Location: 1456 Camp Street **Zip:** 70130
Bounding Streets: Camp St., Magazine St., Euterpe St., & Race St.
Zoning District: RM-2A Multiple-Family Residential District
Historic District: Lower Garden District Local Historic District **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 151
Proposed Use: Single-Family Residence **Lot Number:** 24 & 25
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory structure with excessive coverage of the required rear yard area and insufficient rear yard setback. (AFTER THE FACT)

Requested Waivers:

Section 15.5.12(2) – Accessory Structures (Coverage)

Required: 40% Provided: 50% (483 sq. ft.) Waiver: 10% (99 sq. ft.)

Section 15.5.12(2) – Accessory Structures (Rear Yard Setback)

Required: 3' Provided: 0' Waiver: 3'



ITEM 15 – Docket Number: 172-14

Applicant or Agent: New Orleans Area Habitat For Humanity
Property Location: 4700 Majestic Oaks Drive **Zip:** 70126
Bounding Streets: Majestic Oaks Dr., Dreux Ave., Prentiss Ave., & Virgilian St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Single-Family Residence **Square Number:** 10
Proposed Use: Single-Family Residence **Lot Number:** 1 & 2
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with an insufficient corner side yard. (AFTER THE FACT)

Requested Waiver:

Section 4.5.7 (Table 4.E) – Minimum Corner Lot Side Yard Width

Required: 10' Provided: 4' Waiver: 6'



ITEM 16 – Docket Number: 173-14

WITHDRAWN

Applicant or Agent: Samuel S. Farnet Jr.
Property Location: 3900 Coliseum Street **Zip:** 70115
Bounding Streets: Coliseum St., General Taylor St., Austerlitz St., & Chestnut St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 284
Proposed Use: Single-Family Residence **Lot Number:** 6-A
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a fence with excessive height.

Requested Waiver:

Section 15.6.1 - Fence Height

Required: 7' Provided: 10'-3" Waiver: 3'-3"



ITEM 17 – Docket Number: 174-14

Applicant or Agent: Brad Spencer
Property Location: 218 S. Gayoso Street **Zip:** 70119
Bounding Streets: Gayoso St., Palmyra St., Cleveland Ave., & S. Dupre St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant lot **Square Number:** 630
Proposed Use: Two-Family Residence **Lot Number:** 17
Project Planner: Kelly Bulter (kgbutler@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) and Article 15, Section 15.2.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum lot area, minimum lot width and insufficient off-street parking.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area (Two-Family)

Required: 3,600 sq. ft. Provided: 2,919 sq. ft. Waiver: 681 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Lot Width (Two-Family)

Required: 30' Provided: 28' 3" Waiver: 1' 9"

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space



ITEM 18 – Docket Number: 175-14

Applicant or Agent: Walter Baudier & Keith R. Steger
Property Location: 822 Howard Avenue **Zip:** 70113
Bounding Streets: Howard Ave., Carondelet St., Baronne St., W. Pontchartrain Ex.
Zoning District: CBD-7 Central Business District & HT 6/10 Lafayette Square RHP IZD
Historic District: Lafayette Square Local Historic District **Planning District:** 1a
Existing Use: Warehouse **Square Number:** 237
Proposed Use: Multi-Family Residence (16 Dwelling Units) **Lot Number:** 7A
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.7 (Table 15.C) and Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of a warehouse into a multi-family residence (18 dwelling units) with insufficient off-street parking and insufficient off-street loading.

Requested Waivers:**Section 15.2.7(3) (Table 15.C) – Off-Street Parking**

Required: 8 Spaces Proposed: 3 Spaces Waiver: 5 Spaces

Section 15.3.1 (Table 15.G) – Off-Street Loading

Required: 2 Spaces Proposed: 1 Space (1 Grandfathered) Waiver: 1 Space

**ITEM 19 – Docket Number: 176-14**

Applicant or Agent: Team Mcloughlin LLC
Property Location: 813-815 Toulouse Street **Zip:** 70112
Bounding Streets: Toulouse St., Bourbon St., St. Peter St., & Dauphine St.
Zoning District: VCR-1 Vieux Carré Residential District
Historic District: N/A **Planning District:** 1b
Existing Use: Mixed-Use (Commercial + 1 Dwelling Unit) **Square Number:** 72
Proposed Use: M Mixed-Use (Commercial +2 Dwelling Units) **Lot Number:** 3
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.2.7 (Table 8.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the establishment of a second dwelling unit on a lot with insufficient minimum lot area per dwelling unit.

Requested Waiver:**Section 8.2.7 (Table 8.A) – Minimum Lot Area**

Required: 2,400 sq. ft. Proposed: 2,346 sq. ft. Waiver: 54 sq. ft.



ITEM 20 – Docket Number: 177-14

Applicant or Agent: Landcraft LLC
Property Location: 329 N. Diamond Street **Zip:** 70130
Bounding Streets: N. Diamond St., Tchoupitoulas St., St. Joseph St., & S. Peters St.
Zoning District: CBD-8 Central Business District
Historic District: Warehouse District **Planning District:** 1a
Existing Use: Warehouse **Square Number:** 53
Proposed Use: Condominium (13 Units) **Lot Number:** 38-40 & 9-11
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 6, Section 6.9.7 (Table 6.I), and Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a condominium building (13 units) with insufficient minimum open space ratio, insufficient minimum interior lot setback from lowest residential level with windows, and insufficient off-street loading.

Requested Waivers:**Section 6.9.7 (Table 6.I) – Open Space Ratio**

Required: .10 Proposed: 0 Waiver: .10

Section 6.9.7 (Table 6.I) – Minimum Interior Lot Building Setback

Required: 20' Proposed: 0' Waiver: 20'

Section 15.3.1 (Table 15.G) – Off-Street Loading

Required: 2 Spaces Proposed: 0 Spaces Waiver: 2 Spaces

**ITEM 21 – Docket Number: 178-14**

Applicant or Agent: George Jeansonne
Property Location: 6013-6015 Mandeville Street **Zip:** 70124
Bounding Streets: Mandeville St., Vienna St., Madrid St., & Spain St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** 4815
Proposed Use: Two-Family Residence **Lot Number:** 3
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:**Section 4.6.7 – Minimum Lot Area**

Required: 5,000 sq. ft. Provided: 4,840 sq. ft. Waiver: 160 sq. ft.

Section 4.6.7 – Minimum Lot Width

Required: 50' Provided: 44' Waiver: 6'



ITEM 22 – Docket Number: 179-14

Applicant or Agent: St. David Catholic Church
Property Location: 1230 Lamanche Street **Zip:** 70117
Bounding Streets: Lamanche St., Marias St., Caffin Ave., & Urquhart St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Church **Square Number:** 453
Proposed Use: Church **Lot Number:** 6A
Project Planner: Stephen Kroll (skroll@nola.gov)

Request Citation: This request is to amend conditions applied in conjunction with waivers previously granted by the Board, in accordance with Article 14, Section 14.8.4 of the Comprehensive Zoning Ordinance.

Request: This request is to amend conditions imposed by the Board of Zoning Adjustments in Docket 166-12, Proviso numbers 7 relative to the requirement pertaining to the staff approval of a fencing plan for the site.

Requested Waiver:

BZA Docket 166-12 – Proviso #7

Imposed: 7. The applicant shall screen the off-street parking area and shall provide a site fencing plan to the staff of the Board of Zoning Adjustments for their review and approval.

Waiver: Modification of the site fencing plan to allow for chain link fencing.

F. Adjournment